

AN ORDINANCE TO AMEND ARTICLE II SECTION 2: TERMS DEFINED SUBSECTION 45 (b)  
SUBDIVISION OF LAND AND SUBDIVIDE OF THE SUBDIVISION CONTROL ORDINANCE FOR  
WARRICK COUNTY, INDIANA

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BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA,  
as follows to wit:

Section 1. That Article II Section 2: Terms Defined Subsection 45 (b) Subdivision of Land and  
Subdivide be amended as follows:

(b) THE FOLLOWING DIVISIONS OF LAND SHALL BE CONSIDERED  
PARCELIZATION. *Amended 12/20/2010. Amended 05/09/2011*

Area Affected

The following divisions of land shall not be considered a subdivision. All other  
subdivisions of land shall be subdivided in accordance with the Subdivision Control  
Ordinance as a Minor or Major Subdivision.

PARCELIZATION

The following subdivisions are excluded from the necessity of conforming to the  
platting provisions of this Ordinance only after review and approval by the plat  
review committee for conformity with the subdivision control ordinance and  
comprehensive zoning ordinance. A parcelization may only be done in "CON"  
Recreation and Conservancy, "A" Agricultural and "R-1", "R-1A", "R-1B", "R-  
1C", "R-1D" **One Family Dwelling** Districts. Parcelizations may not be done on  
any property located within a recorded major or minor subdivision.

(a) The conveyance of not more than two (2) new lots or parcels, with  
a minimum of 2 ½ acres, located within a metes and bounds described  
legal description deed with no further parcelization within a twelve (12)  
month period. If the division is to be a building site, the applicant shall  
submit to the Plat Review Committee proof of septic site/sewer connection  
and water line or potable water approval.

(b) The conveyance of parcels, 25 acres or greater, conveyed from a  
parcel of land, provided the new parcels so conveyed do not require any  
new street improvements, meets all Comprehensive Zoning Ordinance  
provisions, however, there shall be no further re-parcelization of, or  
conveyances from, the lots or parcels so created. All newly created  
parcels shall state- not yet approved as a building site and shall be for  
recreational and or agricultural purposes.

(c) The conveyance of land not within a recorded subdivision, between the owners of contiguous parcels of land provided that no additional building sites are created by the parcelization.

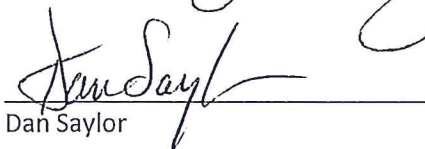
(d) For the purposes of parcelization, the term "parcel" shall be defined as a separately identified parcel for property tax purposes.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners for Warrick County, State of Indiana.

Approved this 14<sup>th</sup> day of February, 2022.

  
Terry Phillippe

  
Robert Johnson

  
Dan Saylor

ATTEST:

  
Debra Stevens, Auditor

Public Hearing held by Plan Commission January 10, 2022.